

229957

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

Recording requested by:

JUL 18 1995

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

Recorded in Official Records
of Riverside County, California

Recorder
Fee: \$

FOR RECORDER'S OFFICE USE ONLY

Project: CU-021-945
Tyler Street & Hole Avenue
A.P.N. 143-162-022 & 025

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): DOWNS LEGACY PARTNERS, L.P., a California limited partnership.

Pursuant to Section 66499.35(b) of the Government Code of the State of California, a Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

Parcel 1

That portion of Block 4 of Tract No. 3 of La Sierra Heights, as shown by map on file in Book 8, Page 27 of Maps, records of Riverside County, California, described as follows:

BEGINNING at a point on the southerly boundary of Hole Avenue, 150 feet northwesterly of the intersection of the southerly line of Hole Avenue, 80 feet in width, and the southwesterly line of Tyler Street (formerly Tyler Avenue), 80 feet in width;

THENCE South 22°37'50" East, 165.56 feet to a line that bears due West from a point on the southwesterly line of Tyler Street that is 150 feet

southeasterly of the intersection of the southwesterly line of Tyler Street and the southerly line of Hole Avenue;

THENCE due East, 168 feet to the southwesterly line of Tyler Street;

THENCE South $34^{\circ}17'30''$ East, 303.35 feet on the southwesterly line of Tyler Street to the most easterly corner of said Block 4;

THENCE South $71^{\circ}32'$ West, 786.09 feet on the southeasterly line of said Block 4 to the southeasterly corner of that parcel of land conveyed to Grange Development Inc., a corporation, by deed recorded June 25, 1959, in Book 2498, Page 591 of Official Records of said Riverside County;

THENCE North $18^{\circ}28'$ West, 345 feet on the northeasterly line of said parcel to an angle point therein;

THENCE North $71^{\circ}32'$ East, 85 feet;

THENCE North $18^{\circ}28'$ West, 17 feet;

THENCE North $71^{\circ}32'$ East, 73 feet;

THENCE North $14^{\circ}55'30''$ East, 314.15 feet to a point on the southerly line of Hole Avenue;

THENCE South $78^{\circ}54'$ East, 231.23 feet on the southerly line of Hole Avenue to the POINT OF BEGINNING;

EXCEPTING THEREFROM those portions described in deeds to the City of Riverside by documents recorded May 4, 1979, as Instrument No. 91657, July 26, 1991, as Instrument No. 255815, August 29, 1991, as Instrument No. 300468, September 6, 1991, as Instrument No. 309663, October 4, 1991, as Instrument No. 345417 and June 9, 1995, as Instrument No. 186042 all of Official Records of said Riverside County.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown
Mark S. Brown, L.S. 5655
License Expires 9/30/95

7/1/95
Date

Prep. Kap



THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 7-12-95

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

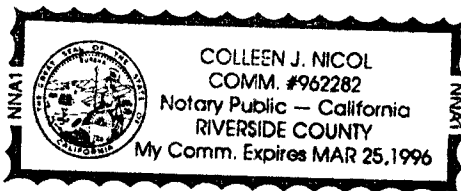
On 7-12-95, before me Colleen J. Nicol
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Colleen Nicol
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

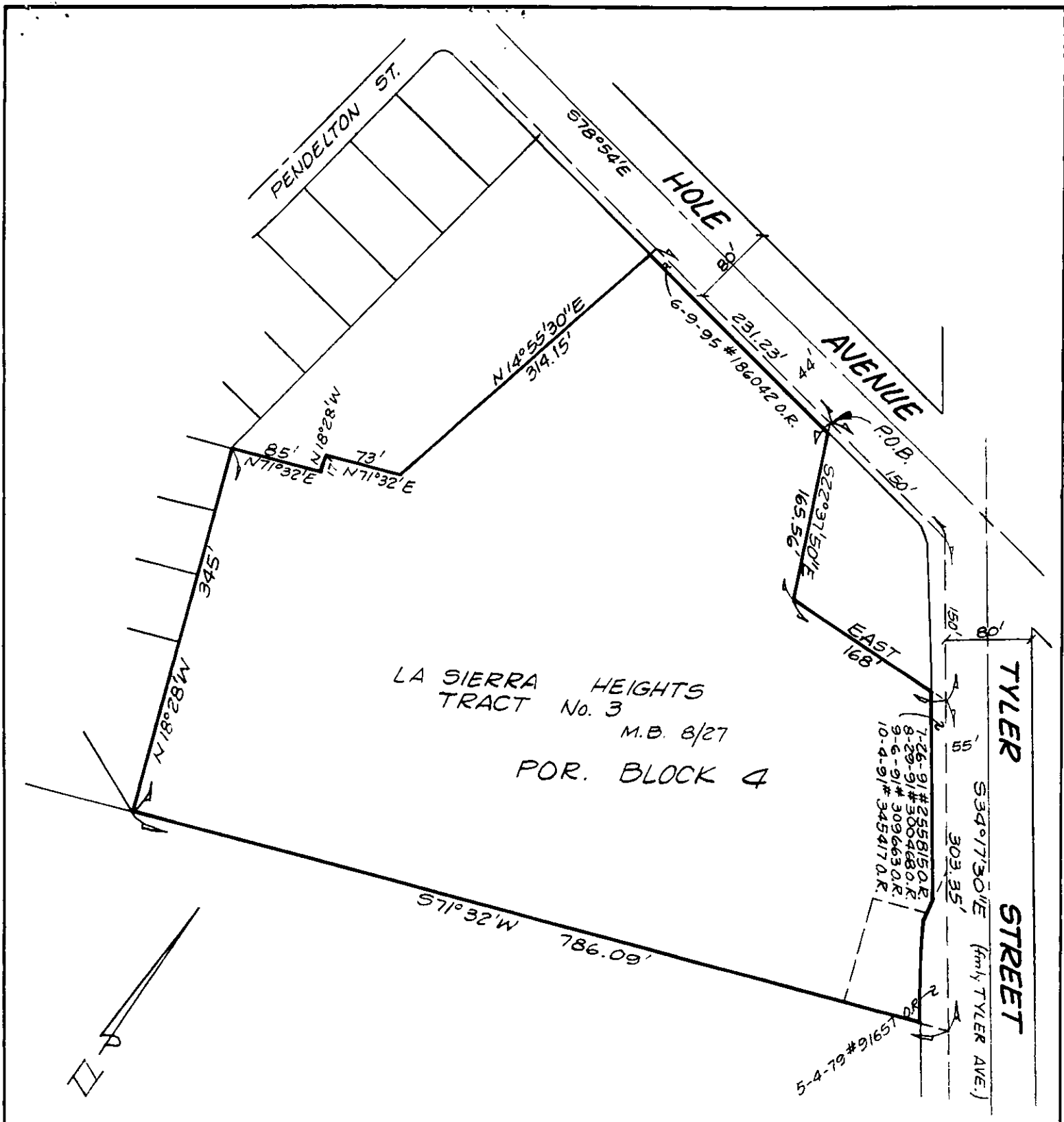
- () Guardian/Conservator
() Individual(s)
() Trustee(s)
(X) Other

Principal Planner

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

City of Riverside



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

6/36-5

SCALE: 1" = 100'

DRAWN BY KGS DATE 7/5/95

SUBJECT CU-21-945